



HARVEY'S  
BREWERY



## Two Brewers

Maidstone Road, Hadlow, Kent, TN11 0DN

### To let under tenancy

Minimum capital requirement circa £30,000

The Two Brewers is a friendly village pub situated in a picturesque area of Kent.

The pub boasts a good food offering and lovely large garden areas for customers. It is also situated in an ideal spot near the historic Follie at Hadlow.

### Next Steps

Please initially view as a customer, then register an interest using our online form or contact our Tied Estate Manager, Dave Paterson  
[dpaterson@harveys.org.uk](mailto:dpaterson@harveys.org.uk)

## About

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The Two Brewers is a thriving local community village pub with a broad following. It offers good home-cooked food and is in the village of Hadlow.

Available from June 2018 or before, subject to arrangement

## Location

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The Two Brewers is located on the A26, four miles from Tonbridge, eight miles from Maidstone and six miles from Tunbridge Wells.

## Accommodation

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### Trade

One large bar area with approx. 40 covers. Large garden areas and good size car park. Commercial kitchen.

### Domestic

The domestic accommodation comprises a large self-contained flat with sitting room, kitchen, two bathrooms and three bedrooms.

## Requirements

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We are looking for a keen operator with strong community and food interests. A personal licence is a requirement.

## Terms

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Five year tenancy agreement. Full tie for beers, wines, spirits and minerals. Estimated rent £18,891 pa. including compliance service charge.

## Trade

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	Beer	Cider	Wine	Minerals	Spirits
2013	146	16	272	297	40
2014	163	16	332	319	41
2015	146	14	331	272	38
2016	137	15	279	234	37
2017	120	9	167	114	16